

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
PARK VISTA RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Park Vista Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Park Vista Residential Community, Inc. recorded as Document No. 20200609000853700, in the Official Public Records of Collin County, Texas.

1. The name of the subdivision: Park Vista.
2. The name of the association: Park Vista Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Collin County, Texas, as described on Exhibit "A" to that certain Park Vista Master Covenant [Residential] recorded as Document No. 20200608000843120, Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "Covenant"), and that certain Park Vista Notice of Applicability [Residential] recorded as Document No. 20200609000849430, Official Public Records of Collin County, Texas.
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Park Vista Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the association:

| | |
|-------------------|--------------------------------------------------------|
| Name: | Neighborhood Management, Inc. |
| Attn.: | Beverly Coghlan |
| Mailing Address: | 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002 |
| Telephone Number: | 972-359-1548 |
| Email Address: | managementcertificate@nmitx.com |
7. Website to access the association's dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$400.00.

Transfer Fee - \$250.00

Resale Certificate Fee - \$350.00 + \$25.00 Homewise Fee

Refinance Fee - \$150.00

Rush Fee - \$75.00


Resale Update Fee – Free up to 14 days. Updates from 14 to 180 days - \$100.00 + \$5.00 Homewise Fee

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

PARK VISTA RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

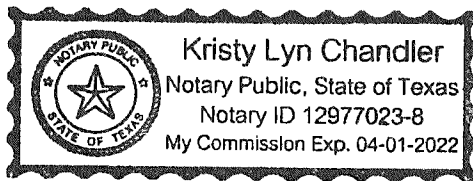
By: 
Bobby Samuel, Vice President

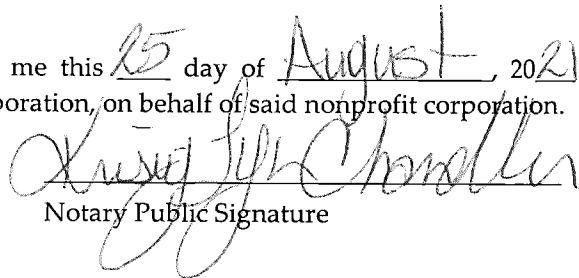
STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me this 25 day of August, 2021 by
Bobby Samuel, Vice President, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Park Vista Master Covenant [Residential], recorded as Document No. 20200608000843120, Official Public Records of Collin County, Texas.
2. Park Vista Development Area Declaration [Residential] recorded as Document No. 20200608000845470, Official Public Records of Collin County, Texas.
3. Park Vista Adoption of Working Capital Assessment, recorded as Document No. 20200608000845460, Official Public Records of Collin County, Texas.
4. Park Vista Community Manual, recorded as Document No. 20200618000922880, Official Public Records of Collin County, Texas.
5. Park Vista Notice of Applicability [Residential] recorded as Document No. 20200609000849430, Official Public Records of Collin County, Texas.
6. Park Vista First Supplement to Community Manual, recorded as Document No. 20210831001773020, Official Public Records of Collin County, Texas.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/22/2021 03:24:30 PM
\$38.00 AHASIK
20210922001936440

Stacey Kemp

ATTACHMENT 1

PARK VISTA RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE